

PLANNING AND ZONING COMMISSION  
Monday, September 8, 2008 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, and Mr. Vasko. Mr. Vasko made a motion to excuse Mr. Wynkoop. Mr. Knowlton seconded the motion. The motion passed unanimously. Also present was Patrick Murphy from the Landmarks Commission for the Application in the Preservation area.

Approval of Minutes

Mr. Christensen noted the approval of the August 7, 2008 minutes joint meeting with Council were not included in the packet and therefore will be deferred to the regular October meeting.

Mr. Knowlton made a motion to approve the minutes of the August 11, 2008 Planning and Zoning Commission meeting. Mr. Vasko seconded the motion. The motion passed 5 – 0 – 1 with Ms. Solomon abstaining.

Public Comment

Jeffery Bond, 146 Washington Street, Apartment C, stated that he would like to see better development standards for the community.

Administration of Public Oath

Mr. Christensen attempted to administer the public oath, but an audience member stated that it was unconstitutional and that this was not a court. Mr. Christensen stated that he would wait for the Village Law Director to arrive to rule on that matter and proceeded with the meeting.

Item 1. Preservation Area Review Application #PA-08-05

Property Cathy Giles, for property located at 64 West Columbus Street is requesting approval for adding a three-season (14 feet x 12 feet) room to the house. Allan Neimayer, Planning and Zoning Administrator gave the staff report. Cathy Giles was present to answer questions from the Commission.

Mr. Knowlton asked what the siding material will be. Ms. Giles stated that she is trying to match the existing siding and brick veneer on the bottom will match as well.

Dr. Konold inquired if the addition would affect any of the existing wiring. Ms. Giles said that it would not affect any of the wiring.

Mr. Graber asked if it had vinyl siding currently. Ms. Giles said that she believes it is vinyl.

Mr. Knowlton made a motion to approve application #PA-08-05 as presented in accordance with submitted plans dated July 18, 2008. Ms. Solomon seconded the motion. The motion passed unanimously, 7 - 0.

Item 2. Zoning Amendment Application #ZA-08-02

Property Owners, Myron Rush and Mary Westinghouse, and the Applicant, Jill Tangeman representing State Street Realty Partners, LLC, for properties located on the south side of Groveport Road, opposite the pool parking lot, and consisting of Parcels #184-000353, #184-000840, #184-001169 and #184-001173, are requesting a rezoning of the property from R-3 to PRD for a 128-unit apartment development. Mr. Neimayer gave the staff report. Mr. Neimayer also stated that the Applicant has requested to table the application. Don Roberts representing State Street Realty Partners, LLC, was present to answer questions from the Commission.

Mr. Knowlton asked if the emergency access would require an easement. Mr. Neimayer stated yes it would. Mr. Graber asked where the road would be located at. Mr. Neimayer stated that the Applicants engineer is still working on the layout.

Mr. Knowlton asked if Groveport Road would need to be widened and turn lanes added. Mr. Neimayer said once the traffic analysis is complete they will know the requirements needed.

Mr. Roberts stated that he would like to table the application until the Traffic Analysis and landscape plans are complete. He believes that what they are building is a good product and appropriate. They will be approximately 1,100 square feet, two bedrooms and two baths. The rent will be a minimum of \$850.00.

Mr. Knowlton asked if they have approached the neighbors yet. Mr. Roberts said no he has not. He did not think it was appropriate until he had more answers and the landscaping plan showing the screening before he spoke with the neighbors.

Mr. Christensen opened the Public Hearing for public comment.

Jeffery Bond, 146 Washington Street Apt. C, stated that he is concerned with the high density and does not believe it fits the community. He thinks that an emergency access is needed for the subdivision, but not through apartments.

Kris Hutchins, 240 Woodsvie Drive, thinks that the schools will be adversely affected with the cuts that are already in place and that the land use for apartments is inappropriate.

Jackie Troutman, 335 Woodsvie Drive, believes that the apartments will decrease the market value of the homes adjacent to the apartments.

Carolyn Morgan, 129 Groveport Road, is against this rezoning. She stated that the apartments will adversely affect the "gateway to the historic district." She also has concerns with the strain it may put on the fire and police departments as well as the utilities, traffic and the schools.

Ray McAllister, 230 Woodsvie Drive, stated that he is against the zoning change.

Don Feasel, of Lancaster, owns property next to the location and would rather see condos or single family homes not apartments.

Ieva Bobulski, 220 Woodsvie Drive, stated that her home will be backing to a dumpster. She doesn't believe there is a need for apartments with all the apartments on Gender Road and Shannon Road.

Kathy Holloway, 200 Mohican Road, believes this will cause traffic issues on Groveport Road. The emergency entrance and exits will affect her and her neighbors' property.

Myrtle Myers, 235 Groveport Road, informed the Commission that she asked several real estate professionals about the impact on property values of the homes that back up to the apartments. They all agreed they would go down because these would be undesirable homes.

Julie Struble, 257 Groveport Road, she is against the rezoning and does not see the need for the apartments in the middle of single family homes.

Kristina Bailey, 37 Liberty Street, asked the Commission what their vision is for the community and to make sure that vision is met.

Carl Holstetler, 6623 Saylor Court, stated that he lives in the Ashbrook Village subdivision and believes that these apartments will not just affect the people that live around this area but will adversely affect the housing market, schools and traffic on Groveport Road. He also believes there will be a higher crime rate.

Carol Delgrosso, 132 West Columbus Street, said that she is against the development. After the Village has spent so much money on Columbus Street, this roadwork will now also need to be done on Groveport Road, costing even more money.

Andrew Beausean, 749 Groveport Road, asked the Planning and Zoning Commissioner in 1999 about the rezoning of this property and was assured by the Village staff that it would not be rezoned. He believes apartments bring problems and that this is an inappropriate use for the area.

Paul Bender, 71 West Columbus Street, started by seconding all of the opinions he has heard tonight. He is afraid the rents may decrease with vacancies and the clientele will also go down. He does not think this is a good fit with the community.

Jim Buege, Canal Villas board member, he is concerned with their safety with the apartments. He has spoken to several of the residents in the Canal Villas condos and they do not want it as well.

Christopher Delgrosso, 240 Franklin Street, believes this will be a burden on the utilities, schools and traffic and also devalue the homes.

Cathy Giles, 64 West Columbus Street, asked the Commission what they see as the value of allowing these apartments to be developed.

Michael Delgrosso, 132 West Columbus, Street, explained that he served on the board of public affairs before the charter giving Canal Winchester a government. He thinks that the Commission needs to look at the economics of the water and sewer utilities and the effects on the lift station located on Groveport Road.

Gary Newman, 201 Mohican Road, as a former Councilman he wanted to inform the Commission that a storm water study was done at one point in time.

Mr. Vasko made a motion to close the public hearing. Ms. Solomon seconded the motion. The motion passed unanimously.

Mr. Christensen asked Mr. Roberts if had any other comments he would like to make. Mr. Roberts stated that he thinks the Commission needs to listen to the one hundred plus people in the crowd tonight. He believes they build a good product but cannot argue with one hundred people with the same opinion.

Mr. Christensen asked how long he would like if the application is tabled. Mr. Roberts stated that he would probably be able to get the rest of the information and answers to these questions in thirty days.

Dr. Konold asked Mr. Roberts if he would be interested in withdrawing his application. Mr. Roberts stated yes he would given the consensus of what the people want. Dr. Konold stated so do you want to withdraw it. Mr. Roberts said yes I will withdraw.

Dr. Konold made a motion to accept the Applicant's withdraw of Application #ZA-08-02. Mr. Knowlton seconded the motion. The motion passed unanimously.

Old Business – None.

New Business – None.

1. Mr. Graber brought up the traffic issue at the intersection of Gender Road and Lithopolis Road. He believes the timing of this signal may need to be changed in order to get the school traffic moving through the intersection.
2. Walgreen's reader board sign. There was no representative from Walgreen's present to discuss this matter. Mr. Neimayer asked the commission their thoughts so that he could give that information to Walgreen's. Dr. Konold stated that it is already a busy intersection and does not need any more distractions. The other members agreed. Mr. Neimayer will pass on to the Walgreen's representative that this type of sign is not wanted for this intersection.
3. Mr. Neimayer informed the Commission of the current zoning problem with 43-45 North High Street. Because the property has sat vacant for so long it must be zoned as General Commercial instead of the split use it had been prior. Mr. Neimayer asked the members to forward their thoughts on the use of the building to him.

#### Planning and Zoning Administrator's Report

1. Mr. Neimayer asked that the Commission motion to forward the revised Preservation Guidelines to Council. Ms. Solomon motioned to forward to Council. Dr. Konold seconded the motion the motion passed unanimously.

2. Mr. Neimayer stated that the Commercial Standards are almost complete, with the exception of the parking lot design standards. After much discussion, Mr. Neimayer said that he would make the adjustments and bring them back again at the following meeting.
3. Altercare would like to move their sign or add another sign on Groveport Road. The sign is currently parrell with Thrush Drive and cannot be seen from Groveport Road. The consensus from the Commission was to turn the sign perpendicular with Thrush Drive so that the entrance can be seen from Groveport Road and also to make it a two-sided sign.
4. Mr. Neimayer reminded Commission members about a communication in their packets from the hospital.

#### Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Ms. Solomon seconded the motion. The motion passed unanimously.

Time Out: 10:28 p.m.

Date \_\_\_\_\_

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Bill Christensen, Chairman

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Jeff Graber, Secretary